

133

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 5-19-03

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. <i>E-5</i>
ITEM DESCRIPTION: <u>Land Subdivision Permit</u> (Preliminary Plat) #03-12 to be known as Wedgewood Hills Seventh by Leslie A. Lurken. The Applicant is proposing to subdivide approximately 13.63 acres of land into 49 lots for single family development and one Outlot. The Plat also proposes to dedicate new public roadways. The applicant is also requesting approval of a <u>Substantial Land Alteration</u> to permit site grading that will modify grades by more than 10 feet on portions of the property. The property is located south of 55 th Street NW and allows for the continuation of 51 st St. NW and Duvall St. NW.		PREPARED BY: Mitzi A. Baker, Senior Planner

March 31, 2003

This Plat was Revised to identify Outlot B east of 55th Ave. NW, which will be constructed with a private road to facilitate future development/re-development of the farmstead parcel to the east. Based on the Revised Plat, staff recommends modifications to conditions, which are identified as underlined or strikethrough text.

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission held a public hearing on April 23, 2003 to consider this preliminary plat and Substantial Land Alteration. Burke moved to recommend approval of Land Subdivision Permit #03-12 to be known as Wedgewood Hills Seventh, and the Substantial Land Alteration, with staff-recommended conditions and findings. Staver seconded, the motion carried 7-0.

1. *The Plat shall be revised to identify Access Control along the entire frontage of 55th St. NW except at the public road opening and also along both sides of 55th Ave. NW within 35 feet of the southerly right-of-way of 55th St. NW.*
2. *The Final Plat application and construction plans shall include traffic calming at the intersection of 51st ST. NW and 55th Ave. NW.*
3. *Parkland dedication for this plat shall be met via a reduction of dedication credits that resulted from previous land dedication, as specified in the April 1, 2003 memorandum from Rochester Public Works.*
4. *Storm Water Management must be provided for this development. ~~If participation in the City's Storm Water Management Plan (SWMP) is approved, a Storm Water Management fee will apply for the benefit of participation for those areas where on-site detention is not provided.~~ The Owner shall participate in the City's Storm Water Management Plan in lieu of providing on-site detention.*
5. *Outlot A shall be dedicated to the City as a mid-block pedestrian access. Additionally, the developer is obligated to construct the 10' wide bituminous pedestrian path within Outlot A, as well as concrete sidewalk along both sides the public roads being dedicated in the plat, concurrent with the development of this property. In addition, the owner is obligated to pay a contribution toward pedestrian facilities along the entire frontage of 55th Street.*
6. *This property is within the area designated for the Northwest Transportation Improvement District (NWTID), and will be subject to a TID area charge based on the gross acreage of the subdivision.*

Continued on next page

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

134

7. *The grading and drainage plans and erosion and sedimentation control plans must be approved by the City prior to commencement of grading activities on this property.*
8. *The applicant must provide surety that guarantees that the site will be fully restored, after completion of the excavation activity, to a safe condition, and one that permits reuse of the site in a manner compatible with the Comprehensive plan, neighborhood plans, and Land use Plan and applicable City policies. Said surety must be provided prior to commencement of grading activities on this property.*
9. *The applicant is responsible to construct a private roadway within Outlot B and must also extend utilities to serve the abutting exception parcel located north of Outlot B. An access easement shall be recorded over Outlot B for ingress/egress to the abutting parcel to the north (Krebsbach farmstead). The easement document must be recorded prior to recording the Final Plat and the Final Plat documents must be revised to identify the driveway easement and document number. The easement document shall be perpetual, establish a clear policy on how maintenance will be handled, establish the rights of usage, and define how use of the easement is limited or assignable. Public safety personnel and their vehicles shall be assigned the right of passage at all times.*
10. *Execution of a Maintenance & Ownership Agreement is required for Outlot "B" prior to recording the Final Plat.*
11. *The Proposed location of Outlot "B", intended as a private access to the abutting property, will limit development of the abutting property to no more than four (4) residential units since the access will not meet spacing requirements for an access roadway (which serves more than 4 units).*
12. *Upon request by the City, the Owner shall dedicate an easement for public infrastructure over the areas that will be platted as 51st St. NW, within Wedgewood Hills 7th Subdivision.*
13. *Roadway names must be modified as stated in the May 12, 2003 memo from the Planning Department GIS/Addressing staff.*

*****NOTE: ANNEXATION OF THIS PROPERTY IS BEING PROCESSED CONCURRENT WITH THIS APPLICATION. NO ACTIVITIES REQUIRING CITY APPROVAL (i.e. grading, substantial land alteration, utility work, etc.) MAY OCCUR ON THIS PROPERTY UNTIL ANNEXATION IS COMPLETE AND APPROVED BY THE STATE.**

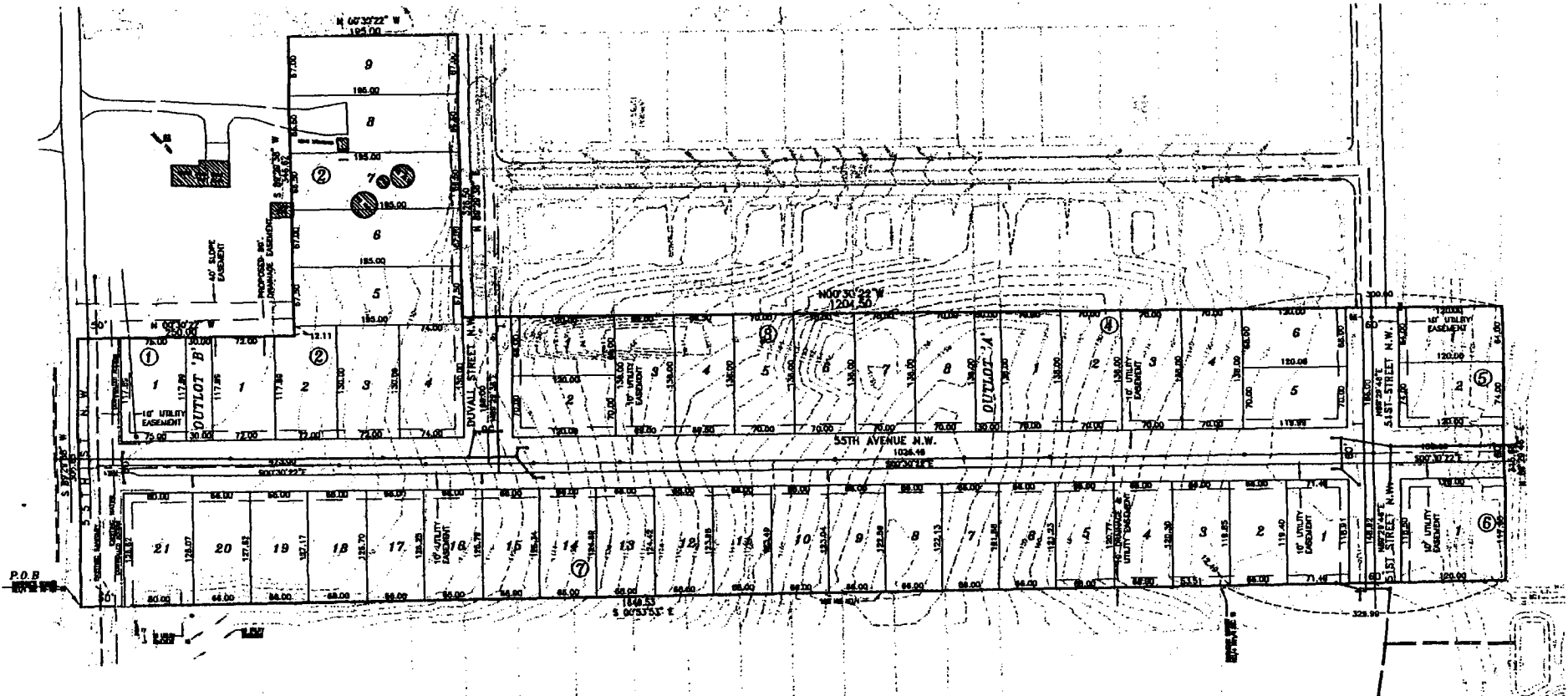
Council Action Needed:

1. *The Council may approve, approve with conditions, or deny the Land Subdivision Permit, and Substantial Land Alteration. The Council must make findings of fact as a basis for the decision.*
-

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday May 19, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.
5. McGhie & Betts, Inc.

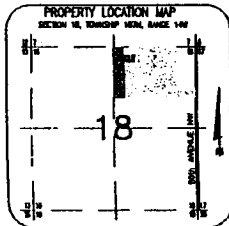
WEDGEWOOD HILLS SEVENTH



That part of the Northeast Quarter of Section 18, Township 107 North, Range 14 West, Ottertail County, Minnesota, described as follows:

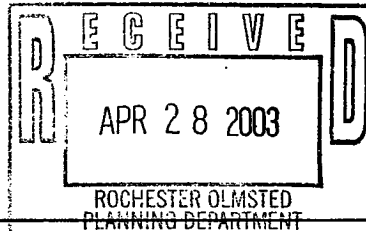
Beginning at the southeast corner of said Section 18; thence South 00 degrees 53 minutes 53 seconds East, measured bearing, along the west line thereof, 1549.53 feet; thence North 85 degrees 28 minutes 54 seconds East, 315.88 feet to the southeast corner of WEDGEWOOD HILLS FIFTH; thence North 00 degrees 30 minutes 22 seconds West, along the west line of said WEDGEWOOD HILLS FIFTH and the west line of WEDGEWOOD HILLS SIXTH, 1204.50 feet; thence North 88 degrees 28 minutes 36 seconds East, along the north line of said WEDGEWOOD HILLS SIXTH, 328.50 feet to the west line of WEDGEWOOD HILLS SEVENTH; thence North 00 degrees 30 minutes 22 seconds West, along said west line, 165.00 feet; thence South 88 degrees 28 minutes 36 seconds West, 344.82 feet; thence North 00 degrees 30 minutes 22 seconds West, 250.00 feet to the north line of said Section 18; thence South 88 degrees 28 minutes 36 seconds East, 304.88 feet to the point of beginning.

Containing 13.51 acres more or less.



REVISED

WEDGEWOOD HILLS 7 SITE DATA SUMMARY	
TOTAL ACREAGE	13.51
ACREAGE DEVOTED TO PUBLIC USE	3.08
NUMBER OF LOTS R-1 ZONE	48
NUMBER OF OUTLOTS	2



PRELIMINARY PLAT

OWNER & DEVELOPER
LESLIE A. LURKEN

I hereby certify that the above is a true and correct copy of the original plat as filed in the office of the County Recorder, Ottertail County, Minnesota.

Date _____ Reg. No. _____

NOTES:
This plat is submitted for the recording and maintenance of a survey prepared or ordered by a public officer, including a plat for a building and zoning in and around.

PREPARED BY:
HARVEY A. BOTE, INC.
SURVEYING ENGINEERS
PLANNING, LAND SURVEYING
ROCHESTER, MINNESOTA

WEDGEWOOD HILLS SEVENTH

135

134

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: REVISED 5/12/03 #

The Department of Public Works has reviewed the application for PP#03-12, on the Wedgewood Hills Seventh property. The following are Public Works comments on the proposal from 4/10/03. New comments are shown in **BOLD**:

1. A Development Agreement has been executed for this property.
2. Preliminary Construction Plan comments will be provided separately to the Developer's Engineer.
3. Storm Water Management must be provided for this development. ~~If participation in the City's Storm Water Management Plan (SWMP) is approved, a Storm Water Management fee will apply for the benefit of participation for those areas where on-site detention is not provided.~~ **The Owner shall participate in the City's Storm Water Management Plan in lieu of providing on-site detention.**
4. Prior to development of this property, a City-Owner Contract must be executed to address the construction of all public infrastructure and utilities to serve this subdivision.
5. Outlot 'A' shall be dedicated to the City as a mid-block pedestrian access.
6. The Developer is obligated to construct the 10 foot wide bituminous pedestrian path within Outlot 'A', as well as , concrete sidewalk along both sides of Duvall Street NW, and 55th Ave NW, concurrent with development of this property. In addition, as specified in the Development Agreement, the owner is obligated to pay a contribution toward pedestrian facilities along the entire frontage of the Property abutting 55th St NW.
7. This property is within the area designated for the Northwest Transportation Improvement District (NWTID), and will be subject to a TID area charge based on the gross acreage of the subdivision.
8. Dedication of Controlled Access is required along the entire frontage of 55th St NW, with the exception of the right-of-way access opening for 55th Ave NW. Additional Controlled Access is required along the east and west right-of-way lines of 55th Ave NW extending south a distance of 35 feet from the southerly right-of-way of 55th St NW.

ROCHESTER

— Minnesota —

137 -

TO: Consolidated Planning Department
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Rochester, MN 55904

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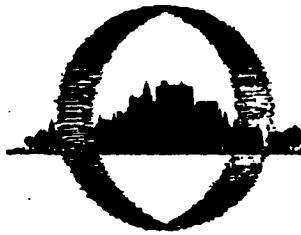
FROM: Mark E. Baker

9. Execution of a Maintenance & Ownership Agreement is required for Outlot 'B', prior to recording the Final Plat.
10. The proposed location of Outlot 'B', intended as a private access to the abutting property, will limit development of the abutting property to no more than four (4) residential units since the access will not meet the spacing requirements for a private road.
11. Upon request by the City, the Owner shall dedicate an easement for public infrastructure over the areas that will be platted as 51st St NW, within Wedgewood Hills 7th Subdivision.

Charges/fees applicable to the development of this property are addressed in the Development Agreement, and include:

- ❖ This sanitary sewer for this entire subdivision is being designed to drain into Sewer District 28G. The Sewer Availability Charge (SAC) for this subdivision will be the standard SAC rate (currently \$1790.25 per acre) unless the design changes and sewer is directed to District 28F, in which case the rate for that district will apply.
- ❖ Water Availability Charge (WAC) @ \$1790.25 per developable acre.
- ❖ A Stormwater Management Fee @ \$2211.76 per acre, for any area of this property that does not drain toward a detention facility, constructed by the Owner, to serve this property.
- ❖ Northwest Transportation Improvement District (NWTID) @ \$2007.14 per gross acre
- ❖ Contribution for a 10 foot wide Pedestrian Path along the entire frontage of 55th St NW @ 27.88 per foot of frontage
- ❖ First Seal Coat @ \$0.49 per square yard of public street surface.
- ❖ Traffic Signs as determined by the City Engineer.

138



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: May 12, 2003

TO: Mitzi Baker

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: McGhie and Betts Inc., Jennifer Garness

RE: WEDGEWOOD HILLS SEVENTH

REVISED 05-12-03 PRELIMINARY PLAT #03-12

A review of the **preliminary plat** has turned up the following **ADDRESS** and **ROADWAY** related issues.

1. 55 Avenue NW is missing its designation north of Duvall Street NW, and south of 51 Street NW.

RECOMMENDATION: Label 55 Avenue NW north of Duvall Street NW and also south of 51 Street NW.

139 -



ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

MEMORANDUM

DATE: April 18, 2003
TO: Jennifer Garness
Planning
RE: Wedgewood Hills 7th
Preliminary Plat # 03-12

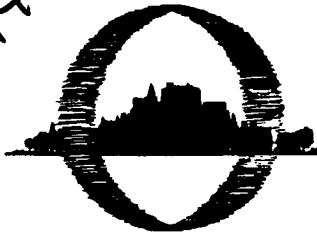
Acreage of plat.....	13.63 a
Number of dwelling units.....	49 units
Density factor.....	.0244
Dedication	1.20 a
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: The applicant has 1.26 acres of dedication credits as a result of previous land dedication. Dedication for this plat to be in the form of reduction of the credits.

Applicant should be required to grade and establish turf in Outlots A and B prior to deeding to City.

Leslie Lurken
1027 7 St NW
Rochester MN 55901

140

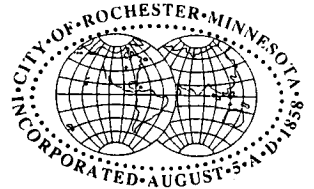


ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted



TO: City Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner

DATE: April 17, 2003

RE: Land Subdivision Permit (Preliminary Plat) #03-12 to be known as Wedgewood Hills Seventh by Leslie A. Lurken. The Applicant is proposing to subdivide approximately 13.63 acres of land into 49 lots for single family development and one Outlot. The Plat also proposes to dedicate new public roadways. The applicant is also requesting approval of a *Substantial Land Alteration* to permit site grading that will modify grades by more than 10 feet on portions of the property. The property is located south of 55th Street NW and allows for the continuation of 51st St. NW and Duvall St. NW.

Planning Department Review:

Applicant/Owner:

Leslie Lurken
1027 NW 7th Street
Rochester, MN 55901

Engineer:

McGhie & Betts, Inc.
1648 Third Ave SE
Rochester, MN 55904

Report Attachments:

1. Land Development Manual Excerpts
2. Referral Comments
3. Copy of General Development Plan
4. Copy of Preliminary Plat

Development Review:

Zoning:

An annexation petition is being processed concurrent with this application. The property will be zoned R-1 (Mixed Single Family) upon annexation to the City.

Streets:

The Plat proposes to dedicate right-of-way for 55th Ave. NW, a portion of 55th Street NW, a portion of Duvall Street NW and a portion of 51st Street NW.

Utilities:

Utilities will be extended from their present ends in



141

Wedgewood Hills 6th Subdivision.

Sidewalks:

Pedestrian facilities will be required throughout the development and will include a combination of sidewalks and bituminous paths.

Drainage:

Detailed grading and drainage plans will also be required when the property is platted or developed.

Wetlands:

Minnesota Statutes require that all developments be reviewed for the presence of wetlands or hydric soils. There do not appear to be hydric soils within this plat.

Spillover Parking:

The spillover parking requirements for this development would be 59 parking spaces. The proposed roadways, as well as individual driveways, should be adequate to accommodate the required spillover spaces.

Parkland Dedication:

Parkland dedication requirements for this plat will be met via a reduction in dedication credits that this developer has from previous land dedication.

General Development Plan:

This property was identified on the GDP for Wedgewood Hills. This Plat is not entirely consistent with the approved GPD in that a public road access is not being provided to the Krebsbach farmstead to accommodate future development of that parcel without dependence on access to 55th St. Upon notifying the consultant that an internal access to the farmstead would be required, the Plat was revised to provide a 30' wide outlot that will be developed with a private road.

Staff Suggested Findings for Substantial Land Alteration:

Regarding findings for Section 62.1105, staff suggests the findings as written can be made, with the exception of #13 and #14. Staff suggest the following findings for those two items:

#13) The grading and drainage plans and erosion and sedimentation control plans must be approved by the City prior to commencement of grading activities on this property.

#14) The applicant must provide surety that guarantees that the site will be fully restored, after completion of the excavation activity, to a safe condition, and one that permits reuse of the site in a manner compatible with the Comprehensive plan, neighborhood plans, and Land use Plan and applicable City policies. Said surety must be provided prior to commencement of grading activities on this property.

The Planning Staff would suggest the following findings for Section 61.146:

- 1) *Not applicable.*
- 2) *Not applicable.*
- 3) *Not applicable.*

- 4) *The Rochester Public Works Department will need to review and approve the grading and drainage plan for this work. This plan must accommodate permanent and interim erosion and sediment control.*
- 5) *Not applicable.*
- 6) *Not applicable.*
- 7) *Not applicable.*
- 8) *Not applicable.*

Staff Review and Recommendation:

This property was identified on the GDP for Wedgewood Hills which was approved in May 1997. Interior public road access to the Krebsbach farmstead has always been shown on the GDP. The Plat, as originally filed, proposed to eliminate the interior public road access to the Krebsbach farmstead, leaving future development of that property dependent on direct access to 55th Street. This proposal was inconsistent with the approved GDP and the future upgrade of 55th Street. Upon notifying the consultant that an internal access to the farmstead would be required, the Plat was revised to provide a 30' wide Outlot that will be developed with a private road. An easement will need to be recorded over this Outlot providing a perpetual easement for ingress/egress to the abutting parcel to the north.

An additional modification needed to this Plat is the need for traffic calming at the intersection of 51st Street and 55th Ave. NW. 51st Street is designed to provide a relatively straight connection between 60th Ave. NW and 50th Ave. NW. The consultant indicated this accommodation will be made prior to or concurrent with Final Plat application.

Preliminary Plat:

Staff would recommend the following conditions/modifications to insure the applicable criteria (61.225) are met:

1. ***The Plat shall be revised to identify Access Control along the entire frontage of 55th St. NW except at the public road opening and also along both sides of 55th Ave. NW within 35 feet of the southerly right-of-way of 55th St. NW.***
2. ***The Final Plat application and construction plans shall include traffic calming at the intersection of 51st ST. NW and 55th Ave. NW.***
3. ***Parkland dedication for this plat shall be met via a reduction of dedication credits that resulted from previous land dedication, as specified in the April 1, 2003 memorandum from Rochester Public Works.***
4. ***Storm Water Management must be provided for this development. If participation in the City's Storm Water Management Plan (SWMP) is approved, a Storm Water Management fee will apply for the benefit of participation for those areas where on-site detention is not provided.***
5. ***Outlot A shall be dedicated to the City as a mid-block pedestrian access. Additionally, the developer is obligated to construct the 10' wide bituminous pedestrian path within Outlot A, as well as concrete sidewalk along both sides the public roads being dedicated in the plat, concurrent with the development of this property. In addition, the owner is obligated to pay a contribution toward pedestrian facilities along the entire frontage of 55th Street.***

143

6. *This property is within the area designated for the Northwest Transportation Improvement District (NWTID), and will be subject to a TID area charge based on the gross acreage of the subdivision.*
7. *The grading and drainage plans and erosion and sedimentation control plans must be approved by the City prior to commencement of grading activities on this property.*
8. *The applicant must provide surety that guarantees that the site will be fully restored, after completion of the excavation activity, to a safe condition, and one that permits reuse of the site in a manner compatible with the Comprehensive plan, neighborhood plans, and Land use Plan and applicable City policies. Said surety must be provided prior to commencement of grading activities on this property.*
9. *The applicant is responsible to construct a private roadway within Outlot B and must also extend utilities to serve the abutting exception parcel located north of Outlot B. An access easement shall be recorded over Outlot B for ingress/egress to the abutting parcel to the north (Krebsbach farmstead). The easement document must be recorded prior to recording the Final Plat and the Final Plat documents must be revised to identify the driveway easement and document number. The easement document shall be perpetual, establish a clear policy on how maintenance will be handled, establish the rights of usage, and define how use of the easement is limited or assignable. Public safety personnel and their vehicles shall be assigned the right of passage at all times.*

*****NOTE: ANNEXATION OF THIS PROPERTY IS BEING PROCESSED CONCURRENT WITH THIS APPLICATION. NO ACTIVITIES REQUIRING CITY APPROVAL (i.e. grading, substantial land alteration, utility work, etc.) MAY OCCUR ON THIS PROPERTY UNTIL ANNEXATION IS COMPLETE AND APPROVED BY THE STATE.**

REMINDER TO APPLICANT:

- *Approved grading, drainage and construction plans and an executed Development Agreement will need to be submitted with the final plat application if the applicant intends to record the final plat documents prior to completion of infrastructure improvements.*
- *Prior to development, the property owner will need to execute a City Owner Contract for construction of the public roadways and utilities.*
- *The applicant must obtain any land use approval that is required by another governmental entity with land use jurisdiction, in whole or in part, over this development.*

Excerpt from the Rochester Zoning Ordinance and Land Development Manual

61.225 Findings for Land Subdivision:

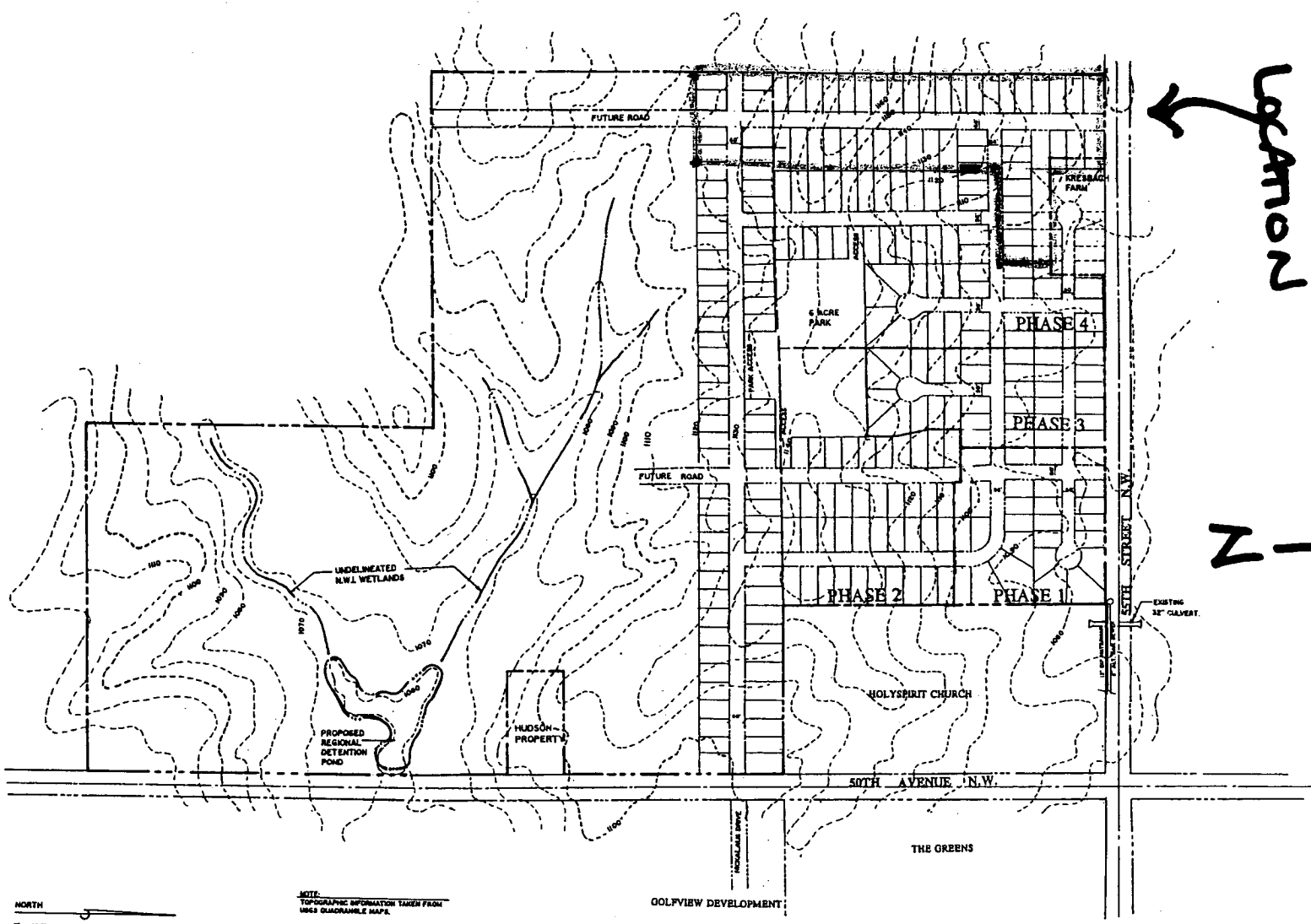
The Zoning Administrator, Commission or Council shall approve a development permit authorizing a land subdivision if, with respect to the proposed development, all of the following findings are made:

- 1) The proposed land subdivision conforms to all relevant requirements of this ordinance and variances have been granted to permit any nonconformance;
- 2) That the proposed water system and sanitary sewer system are adequate to serve the normal and fire protection demands of proposed development and to provide for the efficient and timely extension to serve future development;
- 3) That the plan for soil erosion and stormwater management meets the adopted standards of the City of Rochester and is consistent with the adopted Stormwater Management Plan or adopted drainage or stormwater policies;
- 4) That the vehicular and non-motorized system is consistent with adopted transportation plans and is consistent with the street layout standards listed in Section 64.120 and traffic service standards in Section 61.526;
- 5) That the lot and block layout provide for safe and convenient vehicular, service and emergency access, efficient utility service connections, and adequate buildable area in each lot for planned uses;
- 6) That the proposed land subdivision has taken into account the current six-year and other Long-Range Capital Improvements Programs and the elements listed therein in the design of the subdivision;
- 7) That the proposed land subdivision, if in a residential zoning district, addresses the need for spillover parking consistent with the requirements of Section 63.426;
- 8) That right-of-ways and easements of adequate size and dimension are provided for the purpose of constructing the street, utility, and drainage facilities needed to serve the development;
- 9) That the proposed parks, trail thoroughfares and open space dedications are consistent with adopted plans, policies and regulations;
- 10) That the proposed subdivision will not have off-site impacts on the street, drainage, water or wastewater systems that exceed adopted standards;

145

- 11) That the proposed subdivision will not have adverse impacts on the safety or viability of permitted uses on adjacent properties;
 - 12) That the proposed land subdivision is designed in such a manner as to allow for continued development in an efficient manner on adjacent undeveloped lands;
 - 13) That the soils, topography and water tables have been adequately studied to ensure that all lots are developable for their designated purposes;
 - 14) That the proposed land subdivision is consistent with the standards of the City's adopted Comprehensive Plan;
 - 15) That any land located within Zone A as shown on the currently adopted Flood Boundary and Floodway Maps of Flood Insurance Study, Rochester, Minnesota, prepared by the Federal Emergency Management Agency, is determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, or any other floodplain related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance; and
 - 16) That the proposed land subdivision, if approved, would not result in a violation of federal or state law, or city or county ordinance.
- 61.226 **Conditions on Approvals:** In considering an application for a development permit to allow a land subdivision, the approving body shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to insure compliance with the criteria of Section 61.225.

142



NOTE:
TOPOGRAPHIC INFORMATION TAKEN FROM
1963 QUADRANGLE MAPS.

GOLFVIEW DEVELOPMENT

APR - 9 1994

WEDGEWOOD HILLS

GDP

Date	Revised	By

When this plan is approved, the owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner shall also be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner shall also be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

McGraw-Hill Construction Information Group

LBR CONSTRUCTION
1027 7TH STREET N.W.
ROCHESTER MN 55901

GENERAL

DEVELOPMENT



147 ✓

ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: April 1, 2003

TO: Jennifer Garness
Planning

RE: Wedgewood Hills 7th
Preliminary Plat # 03-12

Acreage of plat.....	13.63 a
Number of dwelling units.....	49 units
Density factor.....	.0244
Dedication	1.20 a
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: The applicant has 1.26 acres of dedication credits as a result of previous land dedication. Dedication for this plat to be in the form of reduction of the credits.

Applicant should be required to grade and establish turf in Outlot A prior to deeding to City.

Leslie Lurken
1027 7 St NW
Rochester MN 55901

148

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 4/10/03

The Department of Public Works has reviewed the application for PP#03-12, on the Wedgewood Hills Seventh property. The following are Public Works comments on the proposal:

1. A Development Agreement has been executed for this property.
2. Preliminary Construction Plan comments will be provided separately to the Developer's Engineer.
3. Storm Water Management must be provided for this development. If participation in the City's Storm Water Management Plan (SWMP) is approved, a Storm Water Management fee will apply for the benefit of participation for those areas where on-site detention is not provided.
4. Prior to development of this property, a City-Owner Contract must be executed to address the construction of all public infrastructure and utilities to serve this subdivision.
5. Outlot 'A' shall be dedicated to the City as a mid-block pedestrian access.
6. The Developer is obligated to construct the 10 foot wide bituminous pedestrian path within Outlot 'A', as well as , concrete sidewalk along both sides of Duvall Street NW, and 55th Ave NW, concurrent with development of this property. In addition, as specified in the Development Agreement, the owner is obligated to pay a contribution toward pedestrian facilities along the entire frontage of the Property abutting 55th St NW.

149

ROCHESTER

— Minnesota —

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2122 Campus Drive SE
Rochester, MN 55904

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FROM: Mark E. Baker

7. This property is within the area designated for the Northwest Transportation Improvement District (NWTID), and will be subject to a TID area charge based on the gross acreage of the subdivision.
8. Dedication of Controlled Access is required along the entire frontage of 55th St NW, with the exception of the right-of-way access opening for 55th Ave NW. Additional Controlled Access is required along the east and west right-of-way lines of 55th Ave NW extending south a distance of 35 feet from the southerly right-of-way of 55th St NW

Charges/fees applicable to the development of this property are addressed in the Development Agreement, and include:

- ❖ This sanitary sewer for this entire subdivision is being designed to drain into Sewer District 28G. The Sewer Availability Charge (SAC) for this subdivision will be the standard SAC rate (currently \$1790.25 per acre) unless the design changes and sewer is directed to District 28F, in which case the rate for that district will apply.
- ❖ Water Availability Charge (WAC) @ \$1790.25 per developable acre.
- ❖ A Stormwater Management Fee @ \$2211.76 per acre, for any area of this property that does not drain toward a detention facility, constructed by the Owner, to serve this property.
- ❖ Northwest Transportation Improvement District (NWTID) @ \$2007.14 per gross acre
- ❖ Contribution for a 10 foot wide Pedestrian Path along the entire frontage of 55th St NW @ 27.88 per foot of frontage
- ❖ First Seal Coat @ \$0.49 per square yard of public street surface.
- ❖ Traffic Signs as determined by the City Engineer.



Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060
2900 48th Street N.W.
Rochester, MN 55901-5848

Office Tel: 507-280-2913

Fax: 507-285-7355

E-mail: dale.maul@dot.state.mn.us

April 9, 2003

Jennifer Garness
Rochester-Olmsted Planning Department
2122 Campus Drive SE-Suite 100
Rochester, MN 55904

Re: Annexation Petition #03-12 by Leslie A. Lurken to annex approximately 13.63 acres of land located south of 55th Street NW, east of Kingsbury Hills Subdivision and west of Wedgewood Hills Third and Wedgewood Hills Fifth Subdivisions. The property is located in a part of the NE ¼ of Section 18 Cascade Township.

Land Subdivision Permit (Preliminary Plat) #03-12 to be known as Wedgewood Hills Seventh by Leslie A. Lurken. The Applicant is proposing to subdivide approximately 13.63 acres of land into 49 lots for single-family development and one Outlot. The property is located south of 55th Street NW and allows for the continuation of 51st Street NW and Duvall Street NW.

Dear Ms. Garness:

The Minnesota Department of Transportation (Mn/DOT) has reviewed the above Preliminary Plat. Although this development does not have direct access to TH 52, the traffic generated will eventually use TH 52. Mn/DOT requests the City of Rochester monitor and manage the impacts this development will have for both City Streets and for Mn/DOT roadways.

Thank you for keeping Mn/DOT informed. You may contact Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777 for any questions you may have.

Sincerely,

Dale E. Maul
Planning Director



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: April 8, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Land Subdivision Permit (Preliminary Plat) 03-12 to be known as Wedgewood Hills Seventh by A. Lurken. The Applicant is proposing to subdivide approximately 13.63 acres of land into 49 lots for single family development and one Outlet.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
 2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
 4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division
Leslie A. Lurken – 1027 NW 7th Street – Rochester, MN 55901
McGhie & Betts, Inc. – 1648 Third Ave SE – Rochester, MN 55904

152

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Prel. Plat #03-12, Wedgewood Hills 7th

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☒ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☐ Other or Explanation:



153

April 4, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Preliminary Plat #03-12 by Leslie A. Lurken to be known as Wedgewood Hills Seventh and a Substantial Land Alteration.

Dear Ms. Garness:

Our review of the referenced preliminary plat is complete and our comments follow:

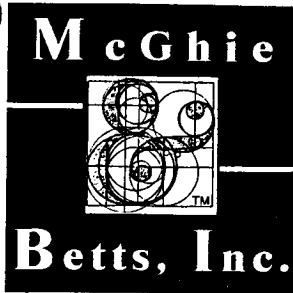
1. Static water pressures within this area will range from 56 to 77 PSI.
2. Minor revisions to the proposed water system layout are required. We have provided the applicant's engineering firm with these comments.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention Bureau
Gary Schick, Building & Safety
Leslie A. Lurken
McGhie & Betts, Inc.



SUBSTANTIAL LAND ALTERATION

Rochester
Minnesota

March 24, 2003

Mr. Brent Svenby
Consolidated Planning Department
2122 Campus Drive
Rochester, MN 55904

Land Surveying

Urban - Land Planning

Consulting - Civil Engineering

Geotechnical Engineering

Construction Material Testing

Landscape Architecture

RE: Exemption from Section 62.1101.2 (a) for Wedgewood Hills Seventh

Dear Mr. Svenby:

Section 62.1101 of the Rochester Land Development Manual and Zoning Ordinance contains new standards for substantial land alteration projects. The grading of the Wedgewood Hills Seventh site will result in exceeding a 10-foot vertical cut and a 10-foot vertical fill over various portions of the site. This project meets the definition of Section 62.1101.2.a.1(d) where the cut/fill involves a grade change of 10-feet or more from the pre-existing grades. The enclosed grading plan indicates the cut and fill areas on the site. The maximum extreme cut would be approximately 18', which will occur on the middle portion of the site. (See grading plan.)

Section 62.1102.1.F provides for an exemption provided there are sufficient findings made as contained in 62.1105. The following are suggested findings in support of the request:

62.1105(1-15).

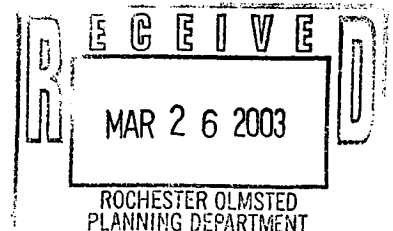
1. The activity necessary to grade the portions in excess of 10-foot vertical cut/fill will not result in unstable slopes or unsafe access. The slopes on the site will be a maximum of 3:1 and only a small portion of the grading would involve a 18-foot cut.
2. The environmental impacts of grading on this site to adjacent properties will be minimal.
3. There is access to the site from the south and the east. The material will be moved to the Harvestview site directly north across 55th Street NW. This will minimize the impact on the surrounding roads by only using a very small portion of them.
4. The additional grading will not adversely affect air quality, the ground water, or surface water quality.
5. The natural topography of the area will be re-graded to provide adequate slopes for single - family dwellings for this development and future single-family developments planned in the General Development Plan, but the overall scenic quality will be maintained.

1648 Third Avenue S.E.
Rochester, MN 55904

Tel. 507.289.3919
Fax. 507.289.7333

e-mail. mcghiebetts.com

Established 1946





155

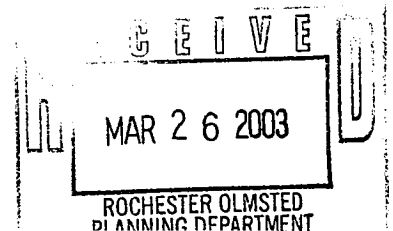
6. The grading is compatible with the proposed adjacent neighborhood developments.
7. The grading will be confined to the Wedgewood site, and will not unduly affect the use and enjoyment of adjacent properties.
8. The grading activity will take place in 1 phase taking approximately 6 weeks. There are homes in the immediate area that will be visually affected by the grading activity for only a short time during the grading process.
9. The grading plan will provide for proper restoration stabilization in accordance with the codes for the City of Rochester.
10. The grading will not result in negative impacts on the drainage patterns. The grading of the site is such that run-off is directed to appropriate locations in the street and handled through the City storm water plan.
11. The area of grading does not contain sinkholes or wetlands and will not affect the groundwater or the subsurface water quality once restoration and stabilization is completed.
12. The grading of the site will take place in 1 phase taking approximately 6 weeks. This time frame is appropriate for the size and location of this activity.
13. Permanent and interim (during construction) erosion/sedimentation control will be provided for in the grading plan. The City will review and approve this grading plan.
14. A performance and payment bond is required for all work associated with the construction of the public improvements. This bond will be submitted with the owner/contractor.
15. This development will comply with the standards in the Land Development Manual and on file with Public Works.

Very truly yours,

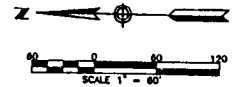
McGHIE & BETTS INC.

Joshua J. Johnson
JJJ/bd

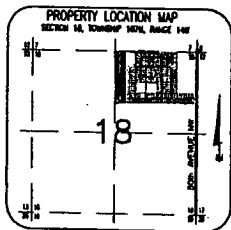
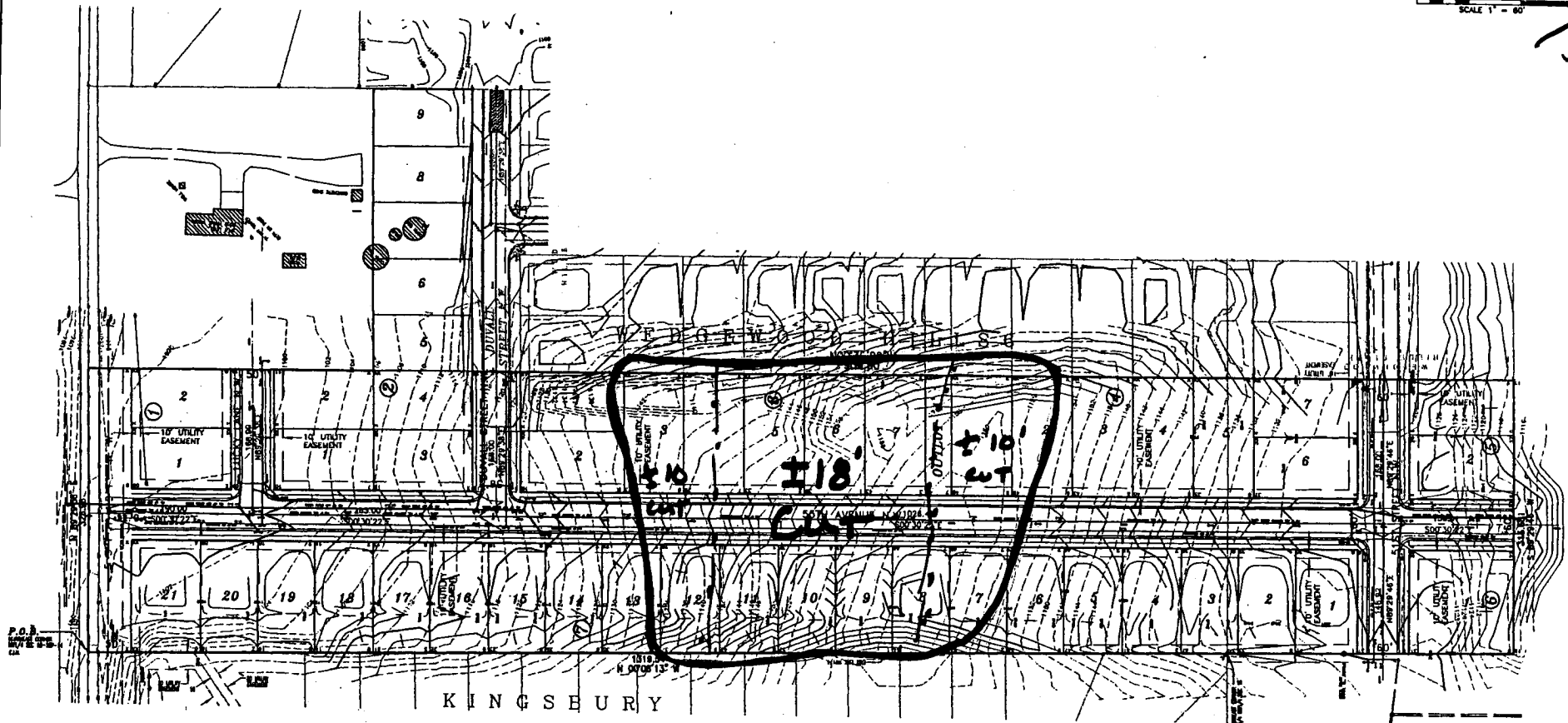
pc: Mr. Leslie A. Lurken



WEDGEWOOD HILLS 7



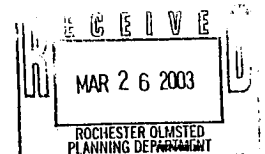
152



SUBSTANTIAL LAND ALTERATION

SUBSTANTIAL LAND ALTERATION EXHIBIT

OWNER & DEVELOPER
LUCKY LURKEN



WEDGEWOOD HILLS 7

157
property. The property is located east of TH 63, north of 48th Street SE and west of the future alignment of St. Bridget Road SE.

Ms. Petersson moved to table Land Subdivision Permit (Preliminary Plat) #03-11 to be known as Maine Street Development by Maine Street Development Company of Rochester LLC to an indefinite date. Mr. Burke seconded the motion. The motion carried 8-0.

* Land Subdivision Permit (Preliminary Plat) #03-12 to be known as Wedgewood Hills Seventh by Leslie A. Lurken. The Applicant is proposing to subdivide approximately 13.63 acres of land into 49 lots for single family development and one Outlot. The Plat also proposes to dedicate new public roadways. The applicant is also requesting approval of a *Substantial Land Alteration* to permit site grading that will modify grades by more than 10 feet on portions of the property. The property is located south of 55th Street NW and allows for the continuation of 51st St. NW and Duvall St. NW.

Mr. Brent Svenby presented the staff report, dated April 17, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Svenby explained that the plat is not entirely consistent with the general development plan.

The applicant's representative, Ms. Kristi Clarke, of McGhie & Betts, Inc. (1648 Third Avenue SE, Rochester MN), addressed the Commission. She showed where the traffic calming measures would be located. She indicated that the applicant agreed with the staff-recommended conditions except with regard to the language in condition number 9 regarding gravity flow.

Mr. Svenby asked that the language be written as shown until he can confer with Public Works prior to the City Council meeting.

With no one else wishing to be heard, Mr. Quinn closed the public hearing.

Mr. Burke moved to recommend approval of Land Subdivision Permit (Preliminary Plat) #03-12 to be known as Wedgewood Hills Seventh by Leslie A. Lurken and Substantial Land Alteration with the staff-recommended conditions and findings. Mr. Staver seconded the motion. The motion carried 7-0, with Mr. Ohly abstaining.

CONDITIONS:

- 1. The Plat shall be revised to identify Access Control along the entire frontage of 55th St. NW except at the public road opening and also along both sides of 55th Ave. NW within 35 feet of the southerly right-of-way of 55th St. NW.**
- 2. The Final Plat application and construction plans shall include traffic calming at the intersection of 51st ST. NW and 55th Ave. NW.**
- 3. Parkland dedication for this plat shall be met via a reduction of dedication credits that resulted from previous land dedication, as specified in the April 1, 2003 memorandum from Rochester Public Works.**

4. Storm Water Management must be provided for this development. If participation in the City's Storm Water Management Plan (SWMP) is approved, a Storm Water Management fee will apply for the benefit of participation for those areas where on-site detention is not provided.
5. Outlot A shall be dedicated to the City as a mid-block pedestrian access. Additionally, the developer is obligated to construct the 10' wide bituminous pedestrian path within Outlot A, as well as concrete sidewalk along both sides the public roads being dedicated in the plat, concurrent with the development of this property. In addition, the owner is obligated to pay a contribution toward pedestrian facilities along the entire frontage of 55th Street.
6. This property is within the area designated for the Northwest Transportation Improvement District (NWTID), and will be subject to a TID area charge based on the gross acreage of the subdivision.
7. The grading and drainage plans and erosion and sedimentation control plans must be approved by the City prior to commencement of grading activities on this property.
8. The applicant must provide surety that guarantees that the site will be fully restored, after completion of the excavation activity, to a safe condition, and one that permits reuse of the site in a manner compatible with the Comprehensive plan, neighborhood plans, and Land use Plan and applicable City policies. Said surety must be provided prior to commencement of grading activities on this property.
9. The applicant is responsible to construct a private roadway within Outlot B and must also extend utilities to serve the abutting exception parcel located north of Outlot B. An access easement shall be recorded over Outlot B for ingress/egress to the abutting parcel to the north (Krebsbach farmstead). The easement document must be recorded prior to recording the Final Plat and the Final Plat documents must be revised to identify the driveway easement and document number. The easement document shall be perpetual, establish a clear policy on how maintenance will be handled, establish the rights of usage, and define how use of the easement is limited or assignable. Public safety personnel and their vehicles shall be assigned the right of passage at all times.

Land Use Plan Amendment Petition #03-01 and Zoning District Amendment #03-03 by Jack Remick to amend the Land Use Plan designation from "Medium Density Residential" to "Industrial" and the zoning from R-3 (Medium Density Residential) to the M-1 (Mixed Commercial-Industrial) district on approximately 27.63 acres of land. The property is platted as Lot 1, Block 1 and Lot 1, Block 2 Athletic Club Subdivision and is located along Industrial Drive NW, south of 19th Street NW and west of Valleyhigh Drive NW.

AND

Amendment to General Development Plan #113 known as Rochester Athletic Club by Jack Remick. The applicant is proposing to amend to approved GDP which identifies the property being developed with residential uses to being developed with commercial and industrial uses. The property is platted as Lot 1, Block 1 and Lot 1, Block 2 Athletic Club